





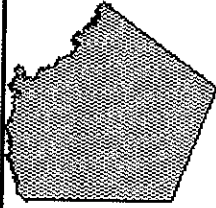
# Bexar Appraisal District

Find by:

Owner

Address

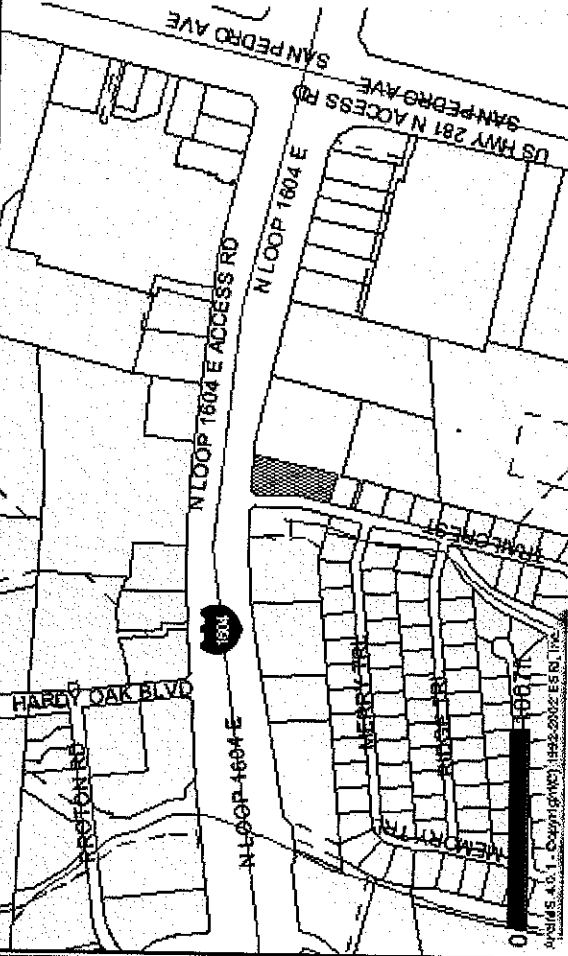
Account



Help

Parcel Data

[Comments](#)  
[Disclaimer](#)



Owner:  
HT & A HOSPITALITY INC  
Address:  
1350 N LOOP 1604 E  
Account:  
15670-009-0290

Refresh Layers

Visible

- ☒ Military bases
- ☒ Bexar County
- ☐ School Districts
- ☒ Parcels
- ☐ Flood Zones (1991 100-yr)
- ☒ Highways
- ☒ Streets
- ☒ Hydrology
- ☒ Hydrology Labels



In

Out

County

Identify

Left

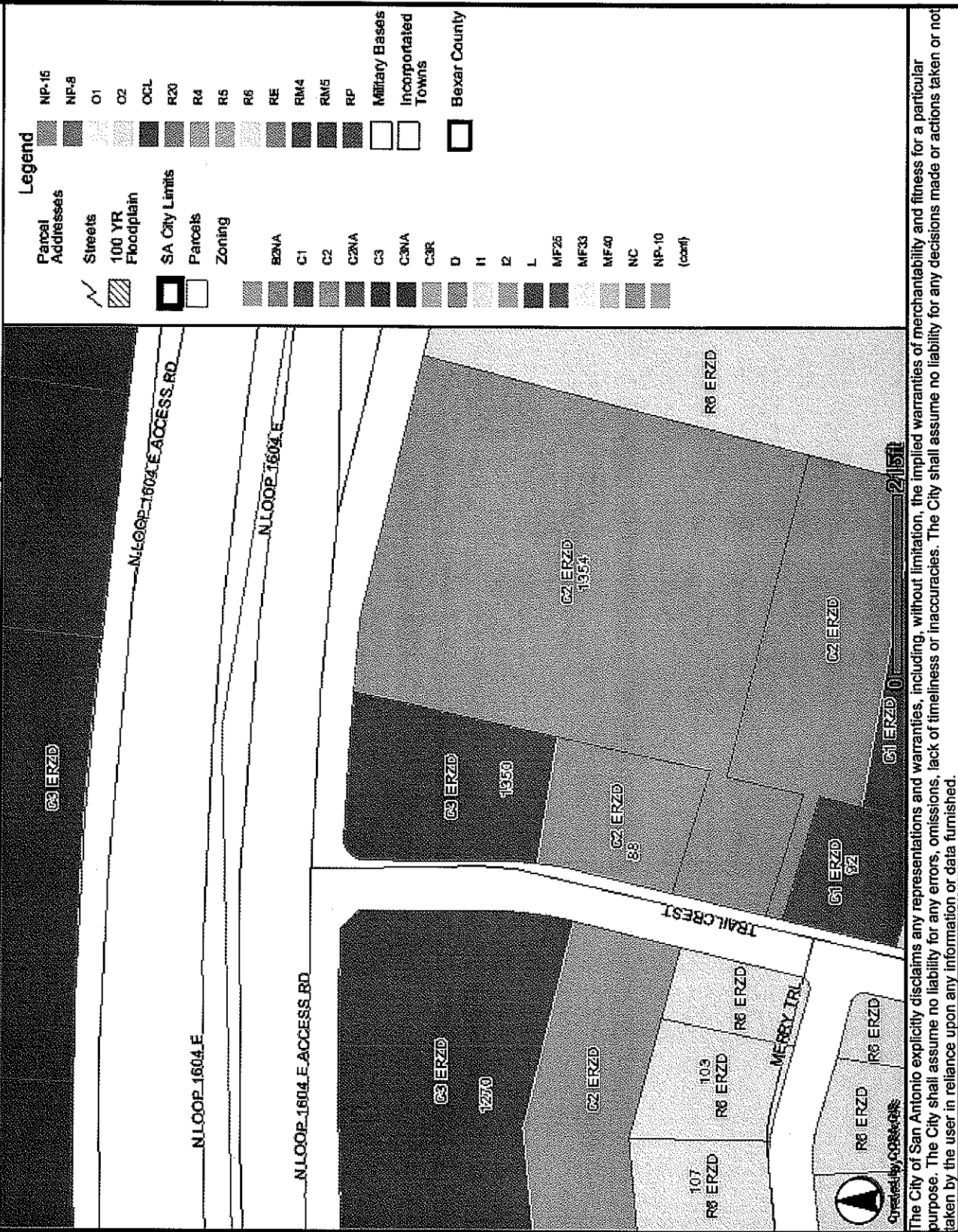
Right

Center

Up

Down

# ArcIMS HTML Viewer Map





file ✓

**City of San Antonio**  
**New**  
**Vested Rights Permit**  
**APPLICATION**

Permit File: # 04-12-041  
Assigned by city staff

Date: 12/18/03

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

*Note: All Applications must have a Site Map showing the Area Boundary (Attached).*

Owner/Agent: Earl & Brown, P.C. on behalf of Howard Johnson Fiesta Phone: (210) 222-1500 Fax: (210) 222-9100

Address: 111 Soledad, Suite 1111, San Antonio, TX Zip code: 78205

Engineer/Surveyor: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_ Zip code: \_\_\_\_\_

1. Name of Project: Howard Johnson Fiesta Hotel/Motel

2. Site location or address of Project: ~~15279 West Interstate Highway 10~~ 1350 NORTH Loop  
1604 E. (m/v)

3. Council District 8 ETJ No Over Edward's Aquifer Recharge? ( ) yes ( ) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

The project is a hotel/motel, which includes ancillary uses customarily associated with a hotel, including but not limited to restaurants, with bar, retail shops and parking for guests and employees as is permitted in a "C-3NA ERZD" zoning district.

5. What is the date the applicant claims rights vested for this Project? September 16, 1980

6. What, if any, construction or related actions have taken place on the property since that date?  
Platting



7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

*(Note: Plat must be approved within 18 months of application submittal date).*

• **Approved Plat**

Plat Name: Hollywood Park, Unit-9A Plat # \_\_\_\_\_ Acreage: 1.6 out of 18.225 Approval

Date: 8/20/80 Plat recording Date: 9/16/80 Expiration Date: N/A Vol./Pg. 9000/29

*(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).*

• **Other**

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Habib H. Erkan, Jr.

Signature: 

Date: 12/18/03



# City of San Antonio

## Vested Rights Permit APPLICATION

Permit File: # 04-12-041

### RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

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#### CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure  
Under Any Open Records or Public Disclosure Law*

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*The City Attorney's Office recommends the Planning Department decide this application in the following manner:*



Approval



Disapproval

*Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Planning Department.*

Reviewed By: 

Assistant City Attorney

Date: 12-23-03

Comments: For hotel project as of 9-16-80

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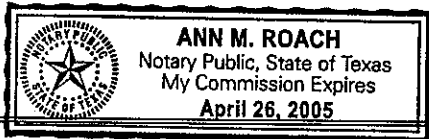
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Permit File # 04-12-041

Sworn to and subscribed before me by Habib H. Erkan, Jr. on this 18th day of  
December \_\_\_\_\_ in the year 2003, to certify which witness my hand and seal of office.



Ann M. Roach  
Notary Public, State of Texas


City of San Antonio use

Permit File: # 04-12-041  
Assigned by city staff

Date: \_\_\_\_\_

☒ Approved

☐ Disapproved

Review By:  Date: 1-5-04

Comments: FOR HOTEL PROJECT  
AS OF 9-16-00

3064

**EARL & BROWN P.C.  
A PROFESSIONAL CORPORATION**111 SOLEDAD, SUITE 1111 210-222-1500  
SAN ANTONIO, TX 7820532-61  
1110 53

DATE

1218-03

PAY  
TO THE  
ORDER OF

City of San Antonio

\$

160<sup>00</sup>

DOLLARS

Security Features  
Included.  
Details on Back.One Hundred Sixty & 00/100  
VRL of for Home Office

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

W. H. E.

MP

⑈003064⑈+⑈111000614⑈

⑈566699680⑈

**BANKEONE.**Bank One, NA  
Circle K, 7001  
www.bankone.com



December 18, 2003

Mr. Mike Herrera  
Development Services Department  
City of San Antonio  
1901 S. Alamo St., 2nd Floor  
San Antonio, TX 78204

**Via Hand-Delivery**

Mr. Tom Shute  
Assistant City Attorney  
City of San Antonio  
100 Military Plaza, 3<sup>rd</sup> Floor  
San Antonio, TX 78205

**Via Hand-Delivery**

Re: 13279 West Interstate Highway 10

Dear Messrs. Herrera & Shute:

On behalf of our client, Howard Johnson Fiesta, please accept this request for vested rights determination for the above referenced property.

Enclosed herewith are a completed vested rights determination application and a check for \$160.00 to cover the fees associated with your review. It is our assertion that this property has vested rights pursuant to Texas Local Government Code Chapter 245 by virtue of the plat of Hollywood Park, Unit 9-A that was filed in the Deed and Plat Records of Bexar County in Volume 9000 Page 29 on September 16, 1980. The plat of Hollywood Park, Unit 9-A was the first necessary permit, in a series of permits, required in order to develop this project.

The project site in this instance is to be located on a lot (approximately 1.603 acres) within the Hollywood Park, Unit 9-A Subdivision legally described as NCB 15670, BLK 9, Lot 29. The project is a **hotel/motel**, which includes ancillary uses customarily associated with a hotel, including but not limited to restaurants, with bar, retail shops and parking for guests and employees as is permitted in a "C-3NA ERZD" zoning district. Please note that this lot was previously vacant and this project shall be the first project on this lot.

Based on the information provided, it is my opinion that pursuant to the provisions of Chapter 245 of the Texas Local Government Code and Article 7 of the City of San Antonio's UDC this project was vested with development rights as of no later than



Mr. Mike Herrera  
Mr. Tom Shute  
December 18, 2003  
Page 2

**September 16, 1980.** It is requested that you provide official verification of this fact at your earliest convenience by the issuance of a vested rights permit.


Enclosed herewith please find, in addition to the above referenced enclosures, duplicate copies of the following:

1. A copy of the Subdivision Plat of Hollywood Park, Unit 9-A that was recorded in Bexar County Deed and Plat records on September 16, 1980 (which also shall serve as a site map of the property and showing the subject lot, NCB 15670, BLK 9, Lot 29, in cross hatching);
2. Bexar County Appraisal District Property Search information taken from [www.bcad.org](http://www.bcad.org);
3. Bexar County Appraisal District Tax Map taken from [www.bcad.org](http://www.bcad.org); and
4. Zoning map taken from City of San Antonio web page showing that NCB 15670, BLK 9, Lot 29 has a C-3 ERZD zoning designation.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,  
EARL & BROWN, P.C.

By:

  
Habib H. Erkan, Jr.

f:4366.001/finalherrerashute ltr.doc  
Enclosures

**BEXAR APPRAISAL DISTRICT PROPERTY SEARCH**  
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

Property Type: Commercial

## Quick Links:

[\[Valuation Data\]](#)[\[Administrative Data\]](#)[\[Legal Description\]](#)[\[Locational Data\]](#)[\[Taxing Authorities\]](#)

Account Number: 15670-009-0290

Street Address: 1350 N LOOP 1604 E

Bexar County Tax InformationProperty Use: 099**VALUATION DATA**

Appraisal year:	2003	2002	2001
Land Value:	556,500	556,500	663,400
Improvement Value:	0	0	0
Total Value:	556,500	556,500	663,400
New Improvement Value:	0	0	0
Status:	BD	BV	BV
Required Notice Sent:	05-03-2003		
Protest Received:	06-04-2003		

**ADMINISTRATIVE DATA**

Owner Name: H T &amp; A HOSPITALITY INC

Address: 13279 W IH 10

City/State: SAN ANTONIO TX 78249 2207

Owner Source: 0094/0389

Parcel Source: OLD FILES

Parent Account: 00000-000-0000

Governor Code: C1

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
03 DEC 19 AM 7:55**LEGAL DESCRIPTION**Legal Description: NCB 15670 BLK 9 LOT 29  
1.603